



HUB  
LOGISTICS  
CENTRE

# For Lease





# Opportunity

## Hub Logistics Centre

Building 2

### **292031 Wagon Wheel Blvd, Rocky View County**

Now leasing is Anthem's new Building 2 at Hub Logistics Centre. Located in the Balzac Industrial Area of Rocky View County, this 37 acre development site will provide occupiers with a fantastic opportunity to cultivate their business in a new A-Class industrial complex. Hub Logistics Centre will feature state-of-the-art industrial design, including 36' clear heights, precast concrete and insulated metal panel construction and ample trailer parking to accommodate today's modern logistics requirements.

Occupiers within this project will enjoy an excellent location with convenient access to Deerfoot Trail, the QEII, and the Stoney Trail Ring Road with quick access to YYC International Airport and various access points in and out of Calgary. Tenants will enjoy the area's competitive economic advantages relative to other major Canadian markets as well as the local advantages afforded by the business-centric policies of Rocky View County.

Hub Logistics Centre has been designed for today's occupiers and with the future in mind for those of tomorrow, featuring the following sustainable elements:

- Enhanced thermal rating throughout roof and building envelope
- Solar-ready roof structure
- Motion-activated LED high-bay lighting
- EV conduit installed to passenger parking areas
- Use of low VOC emitting construction materials
- Non-irrigated landscape
- Use of drought-resistant plant material

Building 2

Building 1



# Property Details

## Base Building Package

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**Lease Rate**

By proposal

**Op Costs & Taxes**

\$2.97 PSF (2025 est.)

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- Full height, insulated demising wall c/w one-hour fire rating
- Est. 400A @ 600V, 3-phase main tenant electrical service c/w 45 KVA step-down transformer and 120/208V subpanel
- Wire and connect all existing base building equipment to tenant electrical service
- Est. one (1) ton of HVAC per 400 sf of tenant office area up to 4% total build-out

## Features

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**Completion Date**

October 1, 2024

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**Building Size**

315,920 sf

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**Available Area**

315,920 sf

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**Building Depth**

330'

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**Typical Column Grid**

56'x45'

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**Staging Bay Depth**

60'

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**Building Envelope**

Pre-cast concrete and insulated metal panel

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**Floor Slab**

8" slab on grade c/w 25kg/m<sup>3</sup> steel fiber reinforcing (28 MPa) and 20,000lb point load

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**Roof**

Ballasted EPDM membrane

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**Clear Height**

36'

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**Loading**

- 54 DK (9'x10') c/w 40,000lb hydraulic levelers
- 2 DI (14'x16')

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**Zoning**

DC99 – Cell C

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**Sprinklers**

ESFR (K-17)

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**Lighting**

High efficiency LED fixtures

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**HVAC**

- Warehouse: Suspended OH gas-fired units and radiant heating
- Office: Roof-top units

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**Power**

2,000A @ 347/600V 3 phase main service

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**Trailer Parking**

Up to 41 stalls

POTENTIAL ADDITIONAL  
TRAILER PARKING  
(APPROX. 2.7 ACRES)

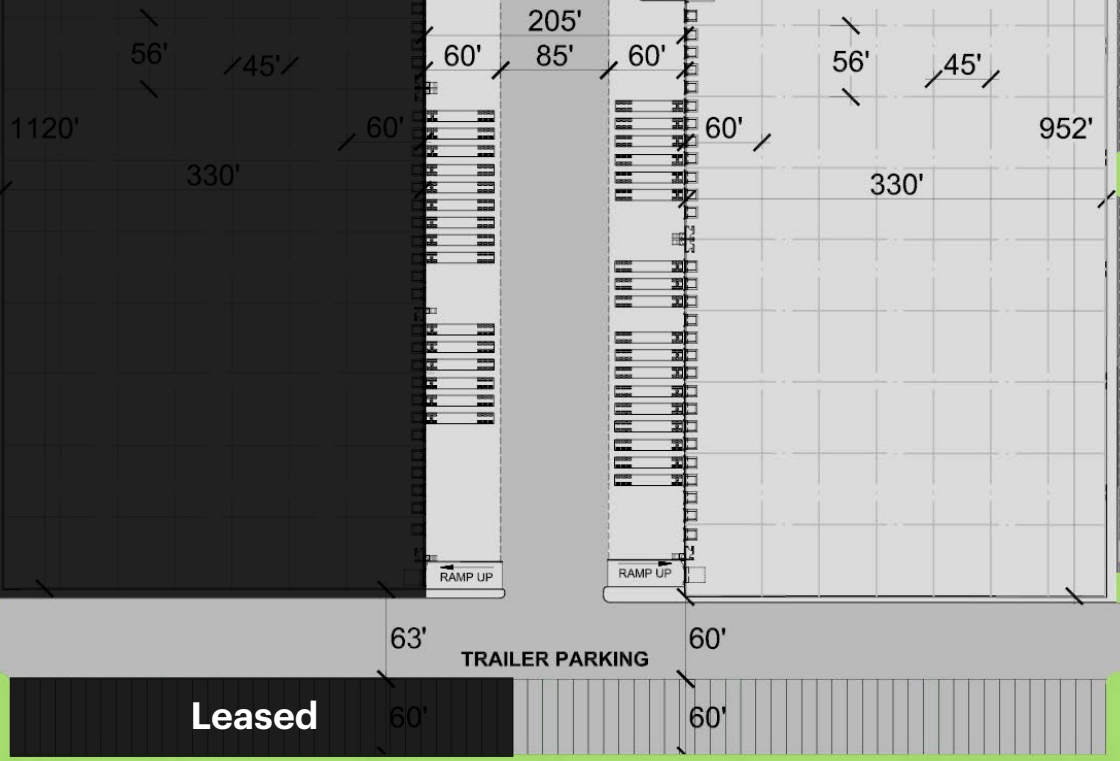
WAGON WHEEL BLVD



RANGE ROAD 292

**BUILDING 1**  
± 369,740 SF  
36' CLEAR  
**Leased**

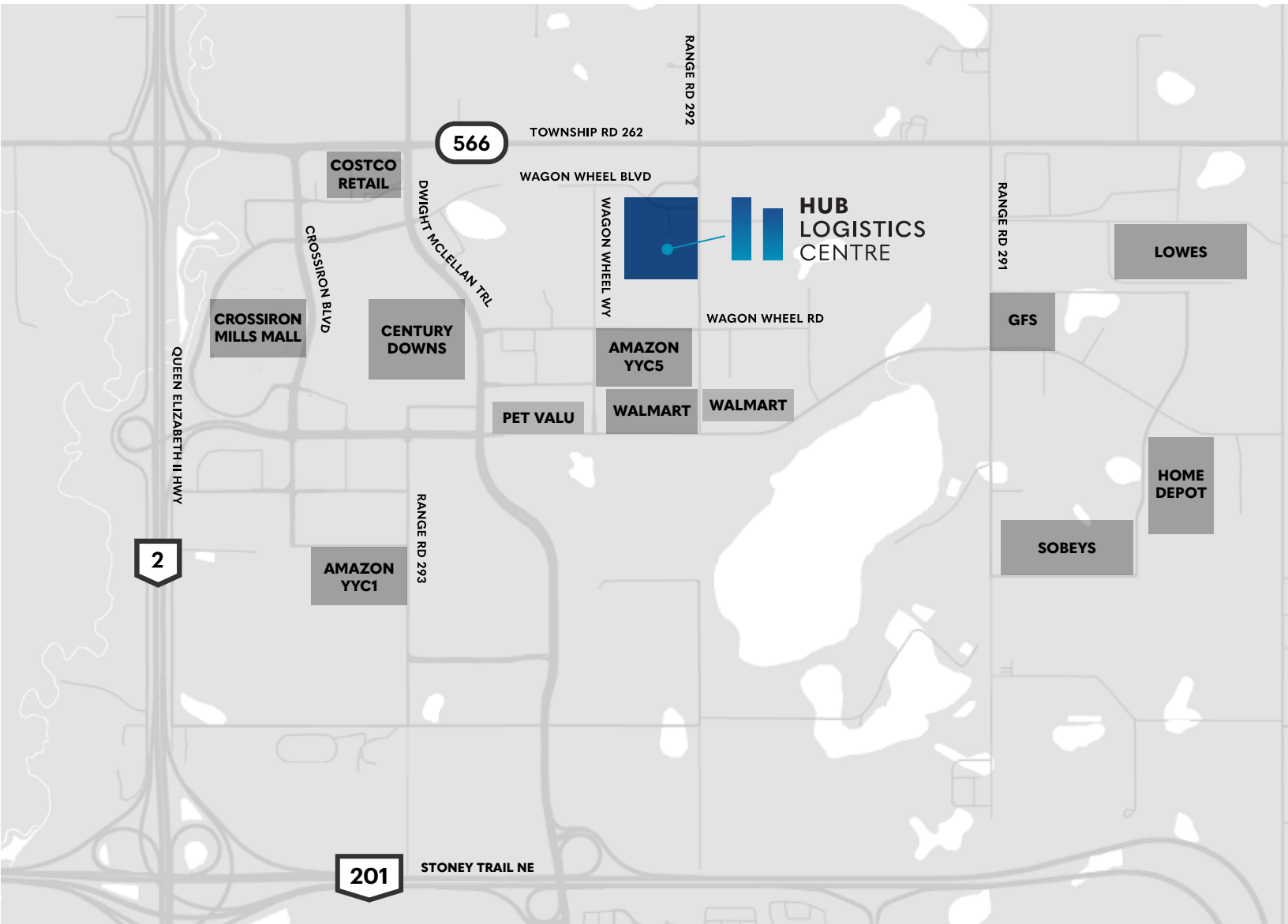
**Available**  
**315,920 sf**



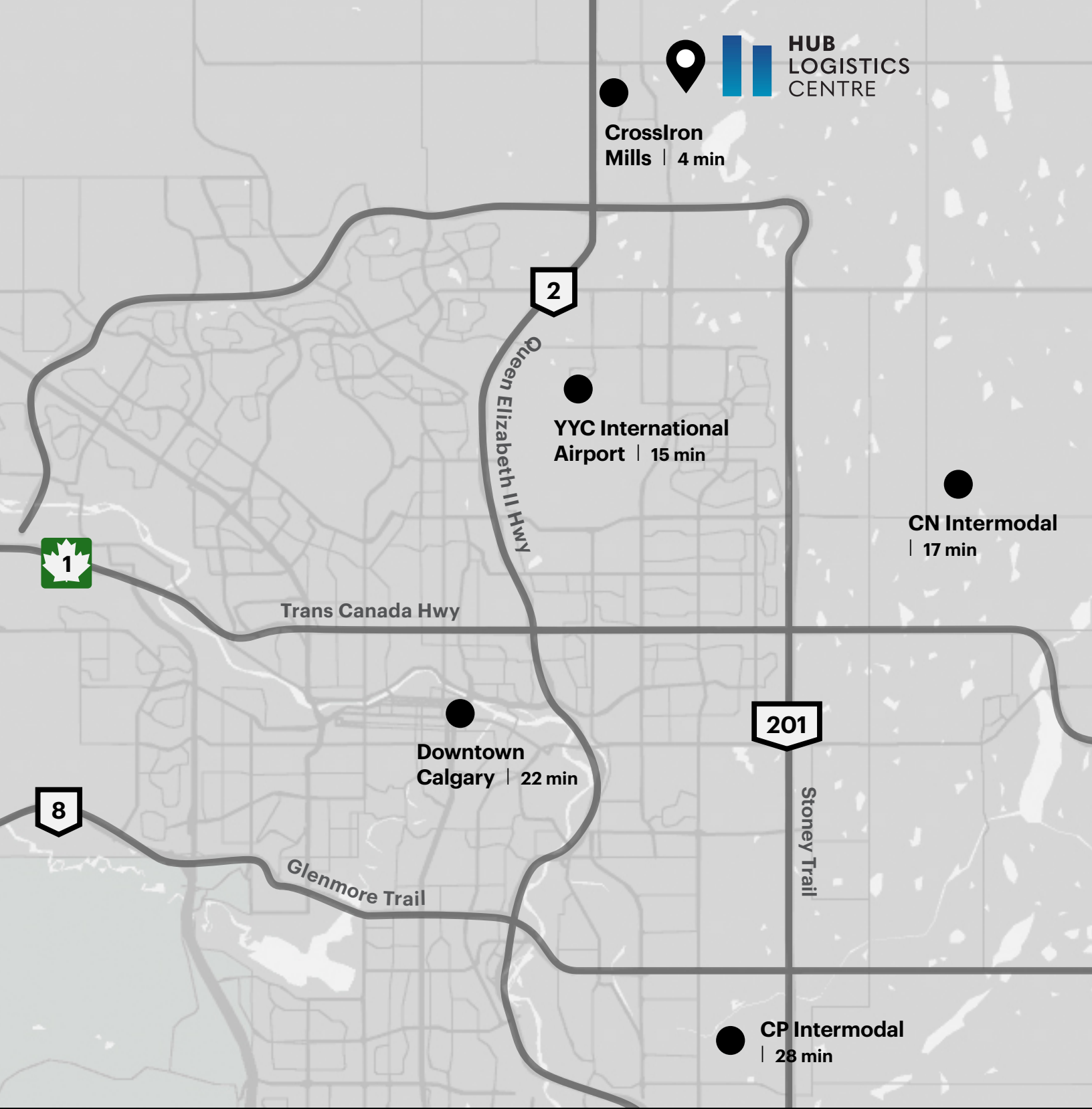
**Leased**

TRAILER PARKING

# Location & Photos







**HUB  
LOGISTICS  
CENTRE**

**CrossIron  
Mills** | 4 min

**YYC International  
Airport** | 15 min

**CN Intermodal**  
| 17 min

**Downtown  
Calgary** | 22 min

**201**

Stoney Trail

**CP Intermodal**  
| 28 min

Proudly Developed and Operated by



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